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NEIGHBORHOOD ANALYSIS BELHAVEN, NORTH CAROLINA



ABSTRACT

TITLE: Neighborhood Analysis, Belhaven, N. C.

AUTHOR: State of North Carolina, Department of Local Affairs,
Division of Community Planning

SUBJECT: Analysis of Blight and Blighting Conditions in the Neigh-
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Conditions

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Town of Belhaven, North Carolina

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ABSTRACT: Conditions such as poor housing, low income, unpaved
streets, tuberculosis, public assistance, and vehicular
accidents are related to the need for improving the living
environment of disadvantaged citizens.

A program for improving the community is presented including
proposals for the adoption and enforcement of codes, estab-
lishment of a public housing authority, and an urban re-
newal proposal.



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NEIGHBORHOOD ANALYSIS BELHAVEN, NORTH CAROLINA



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TABLE OF CONTENTS

	Page
INTRODUCTION	1
PURPOSE	1
WHAT IS A BLIGHTED AREA IN BELHAVEN?	2
WHAT CAUSES BLIGHT IN BELHAVEN?	2
ANALYSIS	7
Neighborhoods	8
Condition of Housing	11
Condition of Nonresidential Structures	15
Unpaved Streets	19
Vehicular Accidents	20
Public Assistance Cases	23
Tuberculosis and Venereal Disease	23
Arrests for Major and Minor Crimes	27
Ten Percent Sample of Blighted Housing	35
PROGRAM FOR COMMUNITY IMPROVEMENT	39
Codes and Code Enforcement	40
Comprehensive Community Plans for Programs	42
Housing and Relocation	43
Citizen Involvement	45
URBAN REDEVELOPMENT AND CONSERVATION	49
Belhaven Renewal and Conservation Proposal	49
APPENDIX	55
Table 1. Totals - Northend District	56
Table 2. Totals - Eastend District	57
Table 3. Totals - Westend District	58

LIST OF MAPS

Neighborhoods	9
Housing Conditions	13
Condition of Nonresidential Structures	17
Street Condition - Vehicular Accidents	21
Public Assistance	25
Tuberculosis Cases	29
Major Crimes - Minor Crimes	33
Recommended Treatment Areas	53

LIST OF TABLES

Table 1. Housing Conditions	11
Table 2. Condition of Nonresidential Structures	15
Table 3. Street Condition	

INTRODUCTION

Communities throughout the country are now undertaking positive programs for attacking blight and slums. Belhaven has yet to begin a public housing or urban renewal program. These programs, if properly operated, have the potential of eventually eliminating blight and slum conditions. Such elimination is dependent on the town's adoption and enforcement of building and housing codes.

This report deals with the problems associated with slums and blight. The recommendations presented to solve these problems that exist in various sections of town should serve as a guide to aid those responsible for formulating policy for improving Belhaven.

PURPOSE

The objective of this report is to analyze the problems of existing blight, their effect upon Belhaven and to point to programs to save and conserve areas of good quality, to rehabilitate areas which have begun to deteriorate and to redevelop areas which are in a state of extreme blight. To accomplish this, an understanding of the definition and causes of blight is essential.

WHAT IS A BLIGHTED AREA IN BELHAVEN?

It is an area dominated by:

dilapidated and deteriorating commercial and residential dwellings;

structures that are old and out of date and were built in a very inexpensive manner;

inadequate provisions made for ventilation, light, air, sanitation, and open space;

overcrowding due to small lot development and inadequate subdivision design;

health and fire hazards created by small size lots, inadequate community services, buildings built too close together, and outdated heating systems, namely, coal and wood stoves; or

any combination of such factors which:

substantially impair the sound growth of the community;

are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; and

are detrimental to the public health, safety, morals, or welfare.

WHAT CAUSES BLIGHT IN BELHAVEN?

The processes which create blight are many. Some blight can be directly related to the indifference, ignorance, or poor foresight of individuals, while other cases of blight are due to forces beyond the control of those subject to blighted conditions. The following are some of the factors which cause or accelerate the formation of blight.

ABSENTEE OWNERSHIP

Quite often when property owners live elsewhere, they are either uninformed or misinformed of changes that are taking place around their holdings. The results are manifest in the failure to respond or adjust to changing situations. In Belhaven, absentee owners frequently lack the pride which accompanies occupying one's own home. The low investment quality of slum housing and the high return on the low investment is the major incentive to the owners of slum property to let the property slide into its present dilapidated condition. The lack of incentive of tenant and landlord to improve the slum environment has resulted in dilapidated housing, and lots overgrown with weeds and filled with trash.

HOUSING SHORTAGE

A shortage of housing forces people to seek shelter in substandard housing in lieu of more desirable quarters. It encourages overcrowding, improper conversion of residential structures and the lowering of maintenance standards in many instances. In some cases in Belhaven, the urgent need for more housing in the northend neighborhood has resulted in construction of homes which are inadequate in material and design.

Artificial housing shortages can be created in otherwise normal times by discrimination. This occurs when minority groups are unable to contract for housing in an open market. Such discrimination limits the geographical area in

which these people can build, buy, or rent homes, creating a density of unhealthy proportions. The resulting congestion leads to increased danger of fire, spread of infectious disease, and increased domestic relations problems.

THE ABSENCE, INADEQUATE FORMULATION OR INEFFECTIVE ADMINISTRATION OF CODES AND ORDINANCES

The adoption and enforcement of sound municipal codes and ordinances is of utmost importance in minimizing and preventing blight. One of the major causes of existing blight was the lack of a building code. A building code is presently being enforced in Belhaven. However, the present lack of a housing code and a public housing program is allowing existing conditions to continue unabated.

Belhaven presently has no zoning control over the land use or the spacing of buildings. The Town Planning Board is presently hearing the public on a proposed zoning ordinance.

In the past, buildings were built without adequate space between them resulting in the overcrowding that exists in the slum areas of town. Subdivision regulations have been passed by the Town Board and, with proper enforcement, should prevent overcrowding of future neighborhoods.

INADEQUATE PUBLIC SERVICES

In Belhaven the provision of various public services is most often dependent on the income and the ability of the resident to pay for those services. These services are paved streets and adequate water and sewer systems. In the deteri-

orated areas, these services are virtually nonexistent except for an occasional community water tap or a neighbor's water tap to which all contribute and from which all use water. In Belhaven's dilapidated areas, outhouses are used for "sanitary" waste disposal. The future installation, 1970, of water and sewer lines in the slum areas, will provide the opportunity to the slum's residents for sanitary sewer service. The problem is that the water and sewer systems will cost the owner of a house \$140 to connect with water and sewer lines. In the areas of dilapidation the residents, because of low income, cannot afford this connection cost. If they could afford to connect to the new water and sewer lines, the cost of constructing bath, kitchen, and toilet facilities would make connecting to the lines a senseless expenditure of money. The \$140 connection charge is the cost to the town for providing the water and sewer.

THE MIXING OF INCOMPATIBLE LAND USES

The Town of Belhaven has not yet passed a zoning ordinance. According to the Belhaven Land Development Plan, there are several locations of incompatible commercial and industrial uses. However, these uses do not seem to relate directly to the blighted areas or to have a cause and effect relationship with blighted housing areas. Some of the better housing in the community is situated near industrial and commercial uses. Furthermore, poorly constructed commercial structures are found in various residential areas of the

northend neighborhood. If a cause and effect relationship does exist, the condition of commercial structures is probably caused by the surrounding blight and poverty. The proposed zoning ordinance should, in future years, prevent the mixing of incompatible land uses.

LOW INCOME

Low income, a result of seasonal job opportunities, has forced many into blighted housing which they cannot afford to maintain. This problem is compounded when the occupant is a tenant and any effort to improve the house can be lost by immediate eviction. Further, those with low incomes are unable to pay for municipal services such as paved streets and water and sewer service. These services are essential to the redevelopment and improvement of the low income northend neighborhood.

APATHY

Apathy is one of the most important contributors to blight. Apathy operates not only among those who dwell within the blighted areas, but also among many in other areas of Belhaven: the absentee owners of vacant lots; the owners of blighted housing; and unconcerned citizens. The existence of blight is tolerated, ignored, and overlooked by those around it, and is actually perpetuated by their lack of attention. Clearly, the development of concern throughout Belhaven must be the first step in any attempt

to prevent and abolish the blight in the northend neighborhood.

ANALYSIS

Blight is revealed in a number of ways in Belhaven. There is, for example, physical deterioration of housing, the presence of rubbish piles, and lots filled with junk and overgrown with weeds. While some do not care about these eyesores and carriers of disease and ill health, many in Belhaven are concerned about the threat to the safety and welfare of the community. Regardless of the form taken, all manifestations of blight indicate the existence of a highly undesirable situation; one which is a continuing reality of those who must live in its midst. The analysis part of this report is concerned with documenting and describing the occurrence of certain observable and measurable indices of blight as they occur within the neighborhoods of Belhaven. The indices or forms chosen for use as indicators of blight in Belhaven are: physical condition of housing, street condition, condition of nonresidential uses, vehicular traffic accidents, public assistance cases, tuberculosis, venereal disease, arrests for major and minor crimes, and information received from a 10% sample of blighted housing units in Belhaven. Water and sewer service has been extended to the areas with extensive blight and are awaiting connection when \$140 is paid.

In identifying blighted areas, local standards were used in determining the degree at which the presence of a blighted factor or combination of blighting factors constitutes a basis for designating an area as blighted. The purpose of this report is to point out the areas in neighborhoods which have the most blight and which present the greatest danger to the health, safety, and welfare of each citizen of Belhaven. The problem should not be looked at as confined to the neighborhoods. The problems of arrest, crimes, disease, poor housing and unpaved streets affect all the citizens of Belhaven. The emphasis on improvement should involve the town, to remedy, within the fiscal capacity of the community, the problems which exist in the blighted areas.

NEIGHBORHOODS

At the beginning of the study, the town was divided into three separate neighborhoods for the purposes of analysis only. The boundaries of the neighborhood were selected on the criteria that they contain dwelling structures of similar age and structural condition and by the barriers of open space, creeks, and highways. Plate 1 on page 9 presents the neighborhoods as delimited for the purposes of this study. The Central Business District is not included in this study.

BELH

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NEIGHBORHOODS



BELH

HOUSING APPEARANCE



CONDITION OF NONRESIDENTIAL STRUCTURES

The map on page 17 shows the location and extent of blighted conditions of nonresidential structures. Similar criteria are used to visually judge the quality of the non-residential structures as were used to judge residential structures. The most dilapidated structures were in the northend neighborhood and were structures that serve the local commercial needs of the residents. These structures are located on Duke and George Streets and the northend of Railroad Street. Commercial buildings in the other neighborhoods were generally in good condition with the exception of a few structures in need of major repair in the westend neighborhood. Generally, commercial and residential structures in each area are in a similar condition. That is, where standard housing is located, standard commercial buildings are located.

CONDITION OF NONRESIDENTIAL STRUCTURES


Table 2.

	Sound	Minor Repair	Major Repair	Dilapidated
Neighborhood Totals	13	30	9	9
Westend	5	7	5	-0-
Northend	4	15	4	9
Eastend	4	8	-0-	-0-



BEL

NON-RESIDENTIAL
STRUCTURES APPEARANCE

-  SOUND
-  MINOR REPAIR
-  MAJOR REPAIR
-  DILAPIDATED



UNPAVED STREETS

Unpaved streets are accompanied by dust, mud, and poor drainage. They keep the poorly built houses filled with dust, prevent the drying of laundry on lines, and prevent the cleanliness of body and clothing. More vehicles use these dirt roads than in the past, and create a substantial dust barrier to self-improvement. If residential areas served by these streets are to be improved, the streets must be paved. Table 3 and the map on page 21 show the extent of unpaved streets in Belhaven. The town cannot afford to pave the streets without payment from abutting property owners and abutting property owners often are unable to pay for paving. It is recommended that the Town Board of Aldermen establish a method of assessment in which the town pays one-third of the cost of paving and the owners of abutting property pay two-thirds. In addition, public housing which includes paved streets is a most feasible solution. According to an engineering and architectural firm, a maximum of 50 public housing units can be obtained with no cost to the town within the next two years. The town to obtain this housing should declare a need and establish a local housing authority. This would be the fastest solution to getting the northend and westend residents out of the mud.

STREET CONDITION

Table 3.

<u>Neighborhood</u>	<u>Unpaved Streets Lineal Footage</u>	<u>Percent of Total Streets</u>
Westend	13,800	43
Northend	17,300	53
Eastend	1,200	4
<u>Total</u>	<u>32,300</u>	<u>100</u>

VEHICULAR ACCIDENTS

As can be seen from the plate on page 21 , vehicular accidents from January 1966 and October 1968 occurred most often at intersections with high traffic volumes. For example, in the northend neighborhood the intersection of Pantego, Pine, Elm, and Union Streets generated seven vehicle accidents, one involving two pedestrians, between 1966 and 1967. This intersection compares unfavorably with the high volume intersection of U.S. 264 and N.C. 92 which had only ten accidents during the two year period. The U.S. 264 and N.C. 92 intersection carries 4400 vehicles per day. This compares to about 700 cars per day in the Pantego, Pine, Elm, and Union Streets intersection. The disproportionate number of accidents can be explained by the off-set intersection of Union Street, Pine Street, and Elm Street combined with additional numbers of cars and pedestrians generated by the commercial uses at the intersections. In future urban renewal, this intersection should be modified to eliminate its off-set nature.



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BELH.

STREET CONDITION

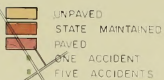
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VEHICLE ACCIDENTS and STREET CONDITIONS



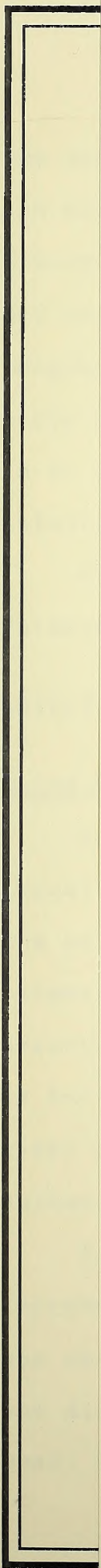
The total number of accidents between January 1966 and October 1968 was 45 with better than 50% occurring in the northend area. Twenty-six occurred in the northend, 17 in the westend and two in the eastend. Seven vehicular accidents occurred in downtown Belhaven.

PUBLIC ASSISTANCE CASES

Public assistance cases dotted on the map on page 25 include old age assistance, aid for dependent children, and aid to partially and totally disabled persons. The great majority of the public assistance cases can be found in the northend neighborhood, and particularly in the areas of the most dilapidated housing in that neighborhood. The cases listed are cases as of October 1, 1968. They include 21 old age assistance cases, 13 aid for dependent children cases, and 15 aid for the partial and totally disabled cases. Forty of the 49 total cases are found in the northend neighborhood. This indicates the poverty of this area. Poverty, which is related to poor housing conditions in this same area, is shown on the housing conditions map on page 13.

TUBERCULOSIS AND VENEREAL DISEASE

Tuberculosis is not caused by the tubercle bacillus alone. A majority of the people who are exposed to tubercle bacilli do not contract the disease. Tuberculosis apparently develops only where the necessary tubercle bacillus is combined with certain environmental and physiological conditions.



NEIGHBORHOODS

PUBLIC ASSISTANCE

- OLD AGE ASSISTANCE
- AID FOR DEPENDANT CHILDREN
- AID FOR TOTALLY DISABLED



The overcrowding of dwellings, inadequate sunlight and air and dirt are contributing factors in the development of tuberculosis. As can be seen on the map on page 29, there are nine cases of inactive tuberculosis in the northend neighborhood. Active cases of tuberculosis are treated at state treatment centers. Three are in the westend and one is in the eastend neighborhood. The inactive cases of tuberculosis are found in the most crowded area of town.

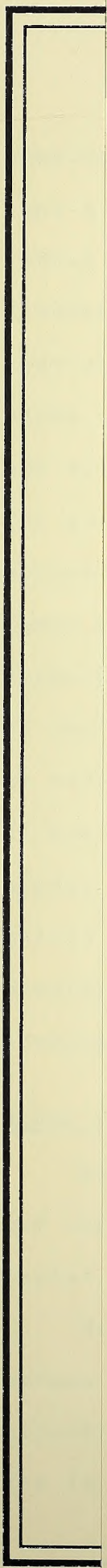
No cases of venereal disease were reported to be in Belhaven according to the Beaufort County Health Department.

ARRESTS FOR MAJOR AND MINOR CRIMES

Major Crimes

On the map on page 33 a major crime includes murder, assault, rape, and larceny. The major crimes in Belhaven are primarily crimes of black against black and are assault crimes. In the case of Belhaven, the majority of those arrested for all crimes lived in the northend neighborhood. As indicated by the arrest date, the Police Department makes every effort to enforce the law in all neighborhoods of Belhaven.

Improved housing and streets in many cases will not improve the crime rate among certain groups of individuals who are habitual criminals. However, a person frustrated and disappointed because of a low income, living on a dirt road, having no facilities for bathing, and living in an



NEIGHBORHOODS

TUBERCULOSIS

● TUBERCULOSIS



overcrowded house is more likely to assault other people than a person in more favorable circumstances. In fact, unlawful acts occur more frequently among people living in crowded conditions than among those in less crowded circumstances. This is the case in Belhaven. The most crowded areas, the areas with the fewest paved streets, with no baths, and with outside privys have the greatest number of arrests for assault. Perhaps by providing these people with an opportunity for housing in a more spacious environment with fewer people in each house could reduce the crime rate in Belhaven. Privacy and space must be provided for the people of the northend neighborhood if the number of assaults is to be reduced. More important than this, educational efforts by Beaufort Technical Institute should be continued and upgraded to provide basic reading, writing, and arithmetic skills of low income persons. In conjunction with a public housing program, a class to train occupants how to use the housing appliances and facilities is essential.

Minor Crimes

Minor crimes include embezzlement, mostly for passing bad checks, forgery, drunkenness, use of profanity, and capias from civil court generally for nonsupport.

Writing bad checks accounted for 22% of the minor crimes committed in Belhaven between 1966-67. This is illustrative of the problem of the lower income families. The incomes in the northend neighborhood as indicated by



NEIGHBORHOODS

CRIME

- ONE MAJOR CRIME
- ONE MINOR CRIME



the 10% sample are in 50% of the cases below \$1000 and 83% below \$2000 per year. Their incomes are seasonal and apparently some in the northend write bad checks when income does not match necessity. The seasonal industry of Belhaven depends on the labor of these people and it is important that the Town of Belhaven seek and find industries to complement their labors and to help them become full-time workers rather than seasonal workers. This would reduce the number of minor crimes such as bad check writing, forgery, and non-support.

It is believed that the minor crime problem can be relieved if action is taken to reduce the density in the northend neighborhood and if more than seasonal work for this neighborhood's citizens is provided.

TEN PERCENT SAMPLE OF BLIGHTED HOUSING

The ten percent sample of blighted housing was taken to gain basic information about owner occupancy, sanitary conditions, family income and housing costs, and age-sex characteristics of those living in poor housing. A summary of this information is given by neighborhood in Appendix I. The total interviews taken in the westend and eastend neighborhoods are small; however, when they are combined with the information of the larger number of interviews taken in the northend neighborhood, their validity and reliability is more apparent. For this reason, the discussion of the northend neighborhood generally applies to blighted housing con-

ditions throughout Belhaven. An abbreviated discussion of the samples taken in the other neighborhoods is presented to help orient the reader to the problems of blight in each neighborhood.

Northend

The northend district has 26 dilapidated houses, and 60 houses in need of major repair. Twenty-two of the blighted structures in the northend neighborhood were sampled. Of those 22, approximately 50% are renter occupied. All 22 are occupied by blacks. Forty-one percent of the blighted dwelling units in the northend neighborhood had four or more bedrooms. However, 50% of these units had only one or two other rooms, indicating that many rooms are used as bedrooms as well as kitchens and living rooms. This type of living arrangement diminishes the amount of privacy available to the occupants.

Of the 22 units interviewed, only four have water inside; these have only cold water. The others either have running water from a faucet outside the dwelling unit at the lot line connected to the city supply, or worse, no running water at all. Those without water taps generally draw their water from a neighborhood water faucet located in the block and connected to the town supply. In the northend neighborhood, none of the houses sampled have flush toilets. None of the units have a bathtub or shower. Sewage disposal in 20 of the units is by outside privy. The other two units

have septic tanks.

The monthly rent for the ten housing units that responded is less than \$30 per month. This includes heating and cooking expense as well as basic rent payments for the house. The ability to rent good housing is directly related to the amount of family income. Fifty percent of the 18 who responded have a family income below \$1000 per year. Eighty-three percent of those responding have a family income below \$2,000. After an average monthly rent of \$20.00, those under \$1,000 only have approximately \$750 left for their annual expenditures for food, clothing, and other necessities. This is why the housing in the northend area has not been improved. The incomes derived from seasonal labor and public assistance are too low to permit house repairs. For example, fourteen of the 22 houses sampled were occupied by one or two persons and twenty-three percent of the occupants sampled were over 65 years. The low income and relatively poor physical condition has prevented them from fixing up their housing and paying for water, sewer, and street paving. Their incentive to improve has been dissolved by lack of opportunity to improve their condition.

The survey indicated that heating in 20 of the units was accomplished with coal and wood, and 14 of the blighted houses sampled cooked with gas. The people in blighted housing are living remnants of an existence thirty years past. In 1990, will the same conditions exist? The answer

is yes, given the same level of human concern that has existed in Belhaven since 1930.

Eastend

In the eastend neighborhood four interviews were taken. (See Appendix, Table 2). Two of the occupant families are white and two are black. The important fact to be understood from the interviews in this neighborhood is that the white units had flush toilets and bathing facilities; whereas, in the units occupied by blacks, there are no flush toilets or bathing facilities. The lack of indoor toilet and bathing facilities is a major difference between blighted housing in white neighborhoods and blighted housing in the black neighborhoods. The other difference is the state of repair. Housing in a poor state of repair in white neighborhoods is generally left vacant. A house in a similar state of disrepair in the black neighborhood would be occupied.

Westend District

In the westend district there were four blighted houses sampled. (See Appendix, Table 3). All contained black families and are 75% owner occupied. The pattern of no toilet or bathing facilities is continued; none of the houses have these facilities. Their housing and their income levels are similar to those of the houses sampled in the northend neighborhood.

It must be remembered that the 10% survey is only of the blighted housing units in each neighborhood and of those with lower incomes. It does not accurately reflect the life styles of the blacks who have higher incomes and better housing conditions. These blacks have a different life style than those with low income and poor housing. This indicates that further opportunities for those in the northend neighborhood would result in improved housing for a changed style of life.

PROGRAM FOR COMMUNITY IMPROVEMENT

The analysis of Belhaven's three study areas is an examination of the extent of blight in Belhaven as indicated by several factors commonly associated with blight in urban and suburban neighborhoods. According to the analysis, all of Belhaven's neighborhoods contain at least some elements of blight. This, of course, cannot be interpreted as meaning that all of Belhaven's neighborhoods are on the verge of becoming slums. It does suggest, however, that even the best neighborhoods are susceptible to blight and its associated problems. No neighborhood, therefore, regardless of the extent of blight, can be discounted from a program designed to combat blight. The program recommended for Belhaven includes a major effort to insure decent housing for every Belhaven citizen, a beautification and cleanup cam-

paign, and an active education campaign to educate for jobs and better living those now living under blighted conditions.

Essential to the establishment of a Local Housing Authority and the planning of a housing program is a workable program. There are four major elements of a new and performance oriented workable program. These are code enforcement; planning, programming, and budgeting; housing and relocation; and citizen involvement.

CODES AND CODE ENFORCEMENT

Codes and ordinances are adopted and enforced by the Town Board of Aldermen to protect the public welfare by preventing overcrowding and the deterioration of neighborhoods.

Zoning Ordinance

To control the development and use of land, the use of buildings, the extent of land coverage and the density of population - presently, Belhaven is in the process of developing a zoning ordinance that will be the expression of the desires of the citizen's of Belhaven to control the density and use of land as well as the bulk of buildings.

Subdivision Regulations

To control the platting of lands and the layout of lots, blocks, and streets - while no subdivisions have occurred recently in Belhaven, there are subdivision regulations in effect in the event that subdivisions are planned.

Building Code

To establish regulations concerning structural strength and safety and adequacy of electrical, heating and plumbing installations in new constructions and remodeling - Belhaven presently has a building inspector who is enforcing the town building code.

Minimum Housing Code

To establish minimum physical standards for dwellings intended for occupancy and to serve as a legal means by which condemnation of structures unfit for human habitation can be vacated and destroyed or brought to the standards of chapter four of the Southern Standard Building Code - the enforcement of the code must be coupled with the construction of public housing units. The income levels of the people in dilapidated housing is too low to permit them to bring their property up to standard. The present building inspector can, over a five year period, inspect all the housing in Belhaven. Inspections of dilapidated housing can be accomplished in two years. A Citizen Advisory Committee should be established to handle public relations, private financing for improvement, and relocation of persons who will be displaced by code enforcement. The most important task will be to see that public housing is built and that local financing is made available for home improvements.

COMPREHENSIVE COMMUNITY PLANS AND PROGRAMS

Comprehensive community plans are needed so that Belhaven will develop in accordance with an overall plan, guiding the future development of public and private property.

Land Development Plan

The Land Development Plan has been completed for Belhaven which provides space for industry, business, living, and recreation areas. A transportation plan has also been provided for in the land development plan for the closing and extension of certain streets for the general development of proper transportation arteries in Belhaven.

Community Facilities Plan

A community facilities plan to show the location and type of schools, parks, reservoirs, fire stations and other needed public facilities is presently being developed by the Town Planning Board of Belhaven and will be completed in 1969.

Public Improvements Program

The public improvements program to establish priorities for making necessary improvements in accord with community objectives envisioned in the Land Development Plan and the Neighborhood Analysis will be finished in 1969. This program should be adopted and implemented by the Town Board of Commissioners. A five year Capital Improvements Budget should be prepared and adopted based on the priorities

established in the Public Improvements Program.

HOUSING AND RELOCATION

In Belhaven there are 46 residential structures or 6% of the total number of units that are dilapidated and 84 or 12% in need of major repair. Therefore, 18% of the dwelling units in Belhaven are blighted and in need of either major repair or replacement by low income housing. This 18% is a high percentage of substandard housing and is indicative of the need for a low income housing program coupled with the enforcement of a housing code.

Public Housing Needed in Northend Neighborhood

According to Table 1 on page 11, 29% of the housing in Belhaven's northend neighborhood is in need of major repair or completely dilapidated. As mentioned above, dilapidated housing in the northend neighborhood is occupied; whereas, in the eastend neighborhood, houses in need of only minor repair are often left vacant and those in need of major repair or dilapidated are seldom occupied.

To alleviate this situation, the Town Board of Aldermen should hold a public hearing, having already received the required petition, and establish a Local Housing Authority to plan and administer a housing program. The Belhaven Housing Authority would have those general responsibilities listed below.

1. The authority would be responsible for planning housing projects. When low income housing is to be built in projects, an architect should be retained to aid in site selection, market surveys, and housing programming.
2. The housing authority should contract with the Federal Government for financing of low income housing. After the contract arrangements are complete, the Belhaven Housing Authority would issue orders - to proceed with construction of low income housing.
3. To establish income limits and rents would be part of the management responsibility of the Belhaven Housing Authority. The authority would be responsible for establishing reasonable regulations for the operation of the housing program.
4. The authority would be responsible for relocating any families displaced by project housing. In Belhaven, this could be avoided because of the large number of vacant land parcels.

Suggested Housing Program

A program for improved housing in Belhaven must include the adoption of a housing code and its enforcement. However, if such a code were enforced in Belhaven, possibly 25% of the families would need to find standard housing. Therefore, along with and in advance of concentrated enforcement of a housing code, a program of low income housing is needed. The program proposed below is only one possibility for accomplishing a goal of standard housing for all Belhaven families.

The Need*

Replace	46	Dilapidated Dwellings
Rehabilitate	84	Dwellings in Need of Major Repair

*Based on an exterior survey. It is quite possible an interior survey would show a greater need for a housing program in Belhaven.

Repair 162 Dwellings in Need of Minor Repair
Conserve 422 Dwellings in Good Condition

A Suggested Low Income Housing Program

Project Housing 50 dwelling units

Rehabilitate by purchase, federally backed
low interest loans or by federal-local grants
84 dwelling units in need of major repair.

Provide low cost loans where needed to finance
minor repairs to 162 dwellings in need of this
treatment. Relocation problems should be small
relative to the problems of other more populous
towns. Belhaven has an abundance of vacant
land located within reasonable distance from
the two public schools, commercial shopping, the
new northside park, fire station, and the police
station. The vacant areas not presently served
by streets, water, and sewer could be feasibly
developed for residential purposes.*

CITIZEN INVOLVEMENT

Citizen participation is the keystone of a community
improvement program. It means, in the case of Belhaven,
that either a citizen's advisory committee be established
or, the Good Neighbor Council work with the Town Board and
municipal officials to develop citizen respect for housing
codes and community improvement program elements. The Good
Neighbor Council or a citizen's advisory committee should
assist in the development of objectives and goals for the
community improvement program. The Good Neighbor Council

*Land Development Plan, Belhaven, North Carolina,
Coastal Area Office, Division of Community Planning, Depart-
ment of Conservation and Development, pages 31, 69, and 94.

should also serve as the medium for accomplishing the private responsibilities of the goals of the improvement program. This would include the education of all citizens of Belhaven to the responsibilities for keeping lots clean and keeping their houses and neighborhoods clean. A three member neighborhood improvement committee should be established by the citizens of each neighborhood under the Good Neighbor Council so that coordinated clean-up fix-up projects could be organized and implemented. These groups should also be used to help formulate the specific objectives of the community improvement program.

The relief of blighted conditions will be abated with efforts to improve job opportunities for low income citizens. A coordinated program designed to improve the environment of the citizens now residing in blighted areas should include the Belhaven Chamber of Commerce.

The Chamber of Commerce of Belhaven should pay for the printing and updating of existing industrial site surveys done by Virginia Electric Power Company in 1955 and 1962. This information should be provided to the Division of Commerce and Industry for referral to industrial prospects. Secondly, the Chamber should have a committee of two or three progressive citizens informed and able to answer questions of industrial prospects who would show interest in locating in the Belhaven area. These two points of action, if taken by the Chamber of Commerce, could help increase

the job opportunities for people presently offered only seasonal jobs or jobs as much as thirty miles from Belhaven.

The second element for improving the community environment through citizen participation should be carried through by the Good Neighbor Council. The Good Neighbor Council should work with each neighborhood committee to provide them with the information and personnel needed to improve the condition of the neighborhood and meet the objectives and projects for community improvement developed by the Good Neighbor Council acting in the capacity of a Citizens Advisory Committee to the Belhaven Town Board. These projects should include clean-up campaigns throughout the town. Clean-up projects would supplement present efforts by the town board and town manager to force owners of vacant lots to keep them mowed and clean. The letters asking owners to clean their lots should be sent to vacant lot owners by those responsible for the beautification effort.

The Town Planning Board should carry on the town's continuous process of community planning. The Town Planning Board should also support the enforcement and development of a housing code and zoning ordinance. Further, the Town Planning Board should plan the implementation of urban redevelopment and public housing projects. The Good Neighbor Council is charged to abet the planning board in its efforts to complete necessary public housing projects. These bodies should also assist in the relocation of redevelopment area residents into future public housing.

The Town Manager through the Town Board should continue, as is being done presently, to maintain community facilities and services. The income levels of the people in blighted areas prevent their paying paving assessments and water and sewer connection fees. The financial means of meeting the obligations of a community improvement program are being partially paid in the salaries of code enforcement officials and the bonds let for long term loans on water and sewer facilities. The Federal Public Housing Program and a Workable Program for Community Improvement should be developed by the Town Planning Board, Good Neighbor Council acting in the capacity of a citizens advisory committee and adopted by the Town Board to improve the conditions and state of services in the northend district of Belhaven. The Good Neighbor Council and the Town Planning Board must be active in educating the community about the goals for community improvement developed by the Good Neighbor Council. Some of the immediate goals are paving streets, providing adequate housing and utility services. Other suggested objectives are to instruct the citizens living in the blighted areas in methods to improve their own environment and skill levels and to inform all citizens about their responsibility to help the citizens living in dilapidated housing. The Good Neighbor Council and the Town Planning Board should inform the citizenry about the progress of the Town Board, town employees, Town Planning Board, and Good Neighbor Council toward

the achievements of the improvement of the community. This can best be done through the churches and the civic clubs by program presentation and frequent announcements. Program progress and accomplishment should be highlighted in articles for local newspapers initiated by a public relations subcommittee of the Good Neighbor Council.

URBAN REDEVELOPMENT AND CONSERVATION

Very few towns under 3,000 population are involved in urban renewal. This is primarily due to the expense of a major renewal effort. This expense, however, has been undertaken in some towns such as Beaufort, North Carolina and is not beyond the reach of a town determined to improve. To demonstrate what might be done the following renewal efforts are proposed.

BELHAVEN RENEWAL AND CONSERVATION PROPOSAL

Three general neighborhood renewal areas are proposed on the map on page 53. These areas contain specific project areas and treatment is prescribed primarily on the basis of the number of residential structures needing repair and the number needing total clearance. The three types of treatment proposed are conservation, rehabilitation, and clearance. Conservation involves the enforcement of codes in an area and the provision in some cases of low cost loans to make necessary repairs. Rehabilitation efforts involve

a more extensive effort at improving existing structures without the purchase of large parcels of land for clearance. Neither conservation nor rehabilitation treatment involve major land use or street pattern changes. Clearance treatment does imply major changes in street and land use patterns. Most of the proposals in this section are either for rehabilitation or clearance. Future house inspections and detailed appraisals for renewal purposes may indicate a need to change treatment proposals for certain areas.

The Westend proposal will be discussed first followed by discussion of the Northend and the Battalina Creek proposals respectively.

Westend Renewal Area

The first clearance area, Westend I on the map, is bounded generally by a line beginning 100 feet north of the intersection of Harbinger and Pantego Streets. This line runs to the U.S. 264 by-pass, thence down the by-pass to Old County Road, thence westward along Old County Road to Harbinger Street. The west boundary line is Harbinger Street. There are 28 residential structures in this area. Seven are in need of major repair and ten should be cleared based on the visual survey of housing appearance. The remaining eleven structures are sound or in need of only minor repair. This area is designated for clearance. Most of the seventeen structures in the major repair category are borderline

cases and could be considered as clearance possibilities.

The second treatment area in the proposed Westend urban renewal area is designated as Westend II on the map. Nine of the ten residential structures in this area are judged to be in need of major repair or clearance. Loans for the repair and improvement of structures should be sought from local financial institutions with the backing of the Federal Government. Matching the loans with those needing them is one area of responsibility of the proposed Belhaven Housing Authority. The structures designated for clearance could be condemned and cleared under the proposed housing code or as a public nuisance.

Northend Renewal Area

The proposed Northend renewal district contains four treatment areas. Areas I, II, III and IV are shown on the map of proposed renewal areas on page 53.

Treatment Area I contains 46 residential structures. Of these, 21 are in need of major repair and clearance. Ten are in need of minor repair and 15 are sound. Clearance and renewal are recommended for this area. Not only are 21 houses either totally dilapidated or close to it, but environment deficiencies exist such as unpaved streets, lack of water and sewer, and lots overgrown with weeds.

Treatment Area II involves 37 residential structures of which three are dilapidated, five are in need of major repair, eleven are in need of minor repair, and eighteen are

in sound condition. A program of concentrated code enforcement should be commenced in this area for proper rehabilitation. Federal aid is available through a concentrated code enforcement program that will aid in correcting environmental deficiencies in the area such as unpaved streets. This program coupled with leased housing and low cost loans for repairs would insure the proper renewal of this area.

Treatment Area III is recommended for conservation. Fifteen total residential structures are in this area; six are in need of minor repair and one is in need of major repair. Conservation efforts should revolve around loans for home repair, code enforcement of the proposed housing code to prevent deteriorating structures, and street paving according to priority recommendations in the Belhaven Public Improvements Program to be published in the near future.

Treatment Area IV contains 69 residential structures, 30 of which are in need of clearance. Sixteen of the structures need minor repair. Most of the area is also characterized by unpaved streets, poor drainage, unkept lots, and inadequate lot sizes preventing proper future development without total clearance and renewal.

Battalina Creek Renewal Area

This renewal area is suggested for rehabilitation with the use of low cost loans. Two structures should be cleared and nine structures should be repaired. Under the concentrated code enforcement program, mentioned earlier, this area could be adequately rehabilitated.



BELH

in sound condition. A program of concentrated code enforcement should be commenced in this area for proper rehabilitation. Federal aid is available through a concentrated code enforcement program that will aid in correcting environmental deficiencies in the area such as unpaved streets. This program coupled with leased housing and low cost loans for repairs would insure the proper renewal of this area.

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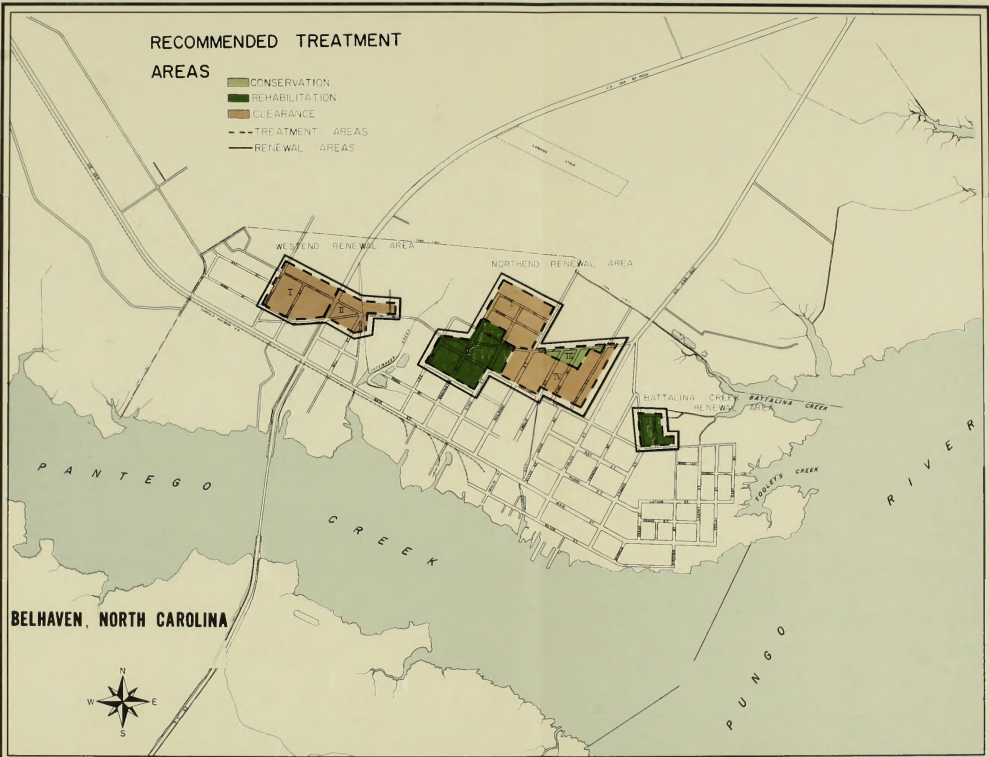
Treatment Area IV contains 69 residential structures, 30 of which are in need of clearance. Sixteen of the structures need minor repair. Most of the area is also characterized by unpaved streets, poor drainage, unkept lots, and inadequate lot sizes preventing proper future development without total clearance and renewal.

Battalina Creek Renewal Area

This renewal area is suggested for rehabilitation with the use of low cost loans. Two structures should be cleared and nine structures should be repaired. Under the concentrated code enforcement program, mentioned earlier, this area could be adequately rehabilitated.

RECOMMENDED TREATMENT AREAS

- CONSERVATION
- REHABILITATION
- CLEARANCE
- TREATMENT AREAS
- RENEWAL AREAS



APPENDIX

TABLE 1
TOTALS - NORTHEND DISTRICT

Belhaven, N. C.
Neighborhood Analysis Study Area - Northend
Survey Questionnaire

- | <p>(1) Occupancy.
12 - Owner Occupied
10 - Renter Occupied</p> <p>(3) Number of Rooms in This Dwelling Unit.</p> <table border="0" style="margin-left: 40px;"> <tr> <th colspan="5">Bedroom</th> <th colspan="5">Other</th> </tr> <tr> <th><u>1</u></th> <th><u>2</u></th> <th><u>3</u></th> <th><u>4</u></th> <th><u>or more</u></th> <th><u>1</u></th> <th><u>2</u></th> <th><u>3</u></th> <th><u>4</u></th> <th><u>or more</u></th> </tr> <tr> <td>3</td> <td>7</td> <td>3</td> <td></td> <td>9</td> <td>1</td> <td>10</td> <td>9</td> <td>2</td> <td></td> </tr> </table> <p>(4) Is there Running Water?
4 - Only cold water inside
4 - Running water on property outside unit
14 - No running water</p> <p>(6) Is there a Bathtub or Shower?
22 - No</p> <p>(8) Sewage Disposal.
2 - Septic tank or cesspool
20 - Outside privy</p> <p>(10) Total Family Income 1966
9 - Under \$1,000
6 - \$1,000 - \$1,999
2 - \$2,000 - \$2,999
1 - \$3,000 - \$5,999
4 - Did not know</p> | Bedroom | | | | | Other | | | | | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>or more</u> | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>or more</u> | 3 | 7 | 3 | | 9 | 1 | 10 | 9 | 2 | | <p>(2) Race of Occupant.
22 - Nonwhite</p> <p>(5) Is there a Flush Toilet in the Unit?
22 - No</p> <p>(7) Source of Water.
13 - Municipal system
3 - Individual well or other
4 - Another house</p> <p>(9) Monthly Rent (Plus bills)
4 - less than \$20
2 - \$20 - \$29
2 - \$40 - \$49
2 - \$50 - \$59
12 - No response</p> <p>(11) Type of fuel used for heating and cooking:</p> <table border="0" style="margin-left: 40px;"> <tr> <th style="text-align: left;"><u>cooking</u></th> <th style="text-align: left;"><u>heating</u></th> </tr> <tr> <td>gas: 14</td> <td>gas: 20</td> </tr> <tr> <td>coal: 6</td> <td>coal: 2</td> </tr> <tr> <td>wood: 6</td> <td>wood: 2</td> </tr> <tr> <td>oil: <u>2</u></td> <td>oil: <u>2</u></td> </tr> <tr> <td style="text-align: right;">22</td> <td style="text-align: right;">22</td> </tr> </table> | <u>cooking</u> | <u>heating</u> | gas: 14 | gas: 20 | coal: 6 | coal: 2 | wood: 6 | wood: 2 | oil: <u>2</u> | oil: <u>2</u> | 22 | 22 |
|--|----------------|----------|----------|----------------|----------|----------|----------|----------|----------------|--|----------|----------|----------|----------|----------------|----------|----------|----------|----------|----------------|---|---|---|--|---|---|----|---|---|--|--|----------------|----------------|---------|---------|---------|---------|---------|---------|---------------|---------------|----|----|
| Bedroom | | | | | Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>or more</u> | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>or more</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 7 | 3 | | 9 | 1 | 10 | 9 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>cooking</u> | <u>heating</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| gas: 14 | gas: 20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| coal: 6 | coal: 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| wood: 6 | wood: 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| oil: <u>2</u> | oil: <u>2</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | 22 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

(12) Sex-Age Breakdown

	Years				
	Under 5	5-14	15-24	25-34	35-44
Female	2	3	5	2	5
Male	2	4	4	3	3
			65 & over	No age given	
	45-54	55-64			TOTAL
Female	4	3	7	1	32
Male	2		3	1	21
					53

TABLE 2
TOTALS - EASTEND DISTRICT

Belhaven, N. C.
Neighborhood Analysis Study Area - Eastend
Survey Questionnaire

- | <p>(1) Occupancy.</p> <p>1 - Owner Occupied</p> <p>3 - Renter Occupied</p> <p>(3) Number of Rooms in This Dwelling Unit.</p> <table border="0" style="margin-left: 40px;"> <tr> <th colspan="4" style="text-align: center;">Bedroom</th> </tr> <tr> <th style="text-align: center;">1</th> <th style="text-align: center;">2</th> <th style="text-align: center;">3</th> <th style="text-align: center;">4 or more</th> </tr> <tr> <th style="text-align: center;">1</th> <th style="text-align: center;">2</th> <th style="text-align: center;">2</th> <th style="text-align: center;">1</th> </tr> </table> <p>(4) Is there Running Water?</p> <p>1 - Hot and cold running water inside the housing unit.</p> <p>1 - Only cold water inside.</p> <p>2 - No running water.</p> <p>(6) Is there a Bathtub or Shower?</p> <p>2 - Yes</p> <p>2 - No</p> <p>(8) Sewage Disposal.</p> <p>2 - Public sewer</p> <p>2 - Outside privy</p> <p>(10) Total Family Income 1966</p> <p>3 - \$3,000 - \$5,999</p> <p>1 - No response</p> | Bedroom | | | | 1 | 2 | 3 | 4 or more | 1 | 2 | 2 | 1 | <p>(2) Race of Occupant.</p> <p>2 - White</p> <p>2 - Nonwhite</p> <p>(5) Is there a Flush Toilet in the Unit?</p> <p>2 - Yes</p> <p>2 - No</p> <p>(7) Source of Water.</p> <p>2 - Municipal system</p> <p>1 - Individual well or other</p> <p>1 - No response</p> <p>(9) Monthly Rent (Plus bills)</p> <p>1 - less than \$20</p> <p>1 - \$40 - \$49</p> <p>1 - \$60 - \$69</p> <p>1 - No response</p> <p>(11) Type of fuel used for heating and cooking:</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="text-align: right;"><u>cooking</u></td> <td style="text-align: right;"><u>heating</u></td> </tr> <tr> <td>gas: 3</td> <td>wood: 2</td> </tr> <tr> <td>wood: 1</td> <td>coal: 2</td> </tr> <tr> <td></td> <td>gas: 2</td> </tr> </table> | <u>cooking</u> | <u>heating</u> | gas: 3 | wood: 2 | wood: 1 | coal: 2 | | gas: 2 |
|---|----------------|---|-----------|--|---|---|---|-----------|---|---|---|---|--|----------------|----------------|--------|---------|---------|---------|--|--------|
| Bedroom | | | | | | | | | | | | | | | | | | | | | |
| 1 | 2 | 3 | 4 or more | | | | | | | | | | | | | | | | | | |
| 1 | 2 | 2 | 1 | | | | | | | | | | | | | | | | | | |
| <u>cooking</u> | <u>heating</u> | | | | | | | | | | | | | | | | | | | | |
| gas: 3 | wood: 2 | | | | | | | | | | | | | | | | | | | | |
| wood: 1 | coal: 2 | | | | | | | | | | | | | | | | | | | | |
| | gas: 2 | | | | | | | | | | | | | | | | | | | | |

(12) Sex-Age Breakdown

		Years				
		Under 5	5-14	15-24	25-34	35-44
Female		1	4		1	
Male		1	3	2	1	
		45-54	55-64	65 & over	TOTAL	
Female		2	1		9	
Male		1	1		9	
						18

TABLE 3
TOTALS - WESTEND DISTRICT

Belhaven, N. C.
Neighborhood Analysis Study Area - Westend
Survey Questionnaire

- | <p>(1) Occupancy.
 3 - Owner Occupied
 1 - Renter Occupied</p> <p>(3) Number of Rooms in this Dwelling Unit.</p> <table border="0" style="margin-left: 40px;"> <tr> <th colspan="5" style="text-align: center;">Bedroom</th> <th colspan="5" style="text-align: center;">Other</th> </tr> <tr> <th style="text-align: center;">1</th> <th style="text-align: center;">2</th> <th style="text-align: center;">3</th> <th style="text-align: center;">4</th> <th style="text-align: center;">or more</th> <th style="text-align: center;">1</th> <th style="text-align: center;">2</th> <th style="text-align: center;">3</th> <th style="text-align: center;">4</th> <th style="text-align: center;">or more</th> </tr> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td></td> <td></td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td></td> <td style="text-align: center;">1</td> </tr> </table> <p>(4) Is there Running Water?
 2 - Only cold water inside.
 1 - Running water on property
 but not inside the unit.
 1 - No running water.</p> <p>(6) Is there a Bathtub or Shower?
 4 - No</p> <p>(8) Sewage Disposal.
 4 - No</p> <p>(10) Total Family Income 1966
 1 - Under \$1,000
 1 - \$1,000 - \$1,999
 1 - \$2,000 - \$2,999
 1 - \$3,000 - \$5,999</p> | Bedroom | | | | | Other | | | | | 1 | 2 | 3 | 4 | or more | 1 | 2 | 3 | 4 | or more | 1 | 2 | | | 1 | 1 | 2 | 1 | | 1 | <p>(2) Race of Occupant.
 4 - Nonwhite</p> <p>(5) Is there a Flush Toilet
 in the Unit?
 4 - No</p> <p>(7) Source of Water.
 3 - Municipal system
 1 - Individual well or
 other</p> <p>(9) Monthly Rent (Plus bills)
 1 - \$20 - \$29
 3 - No response</p> <p>(11) Type of fuel used for
 heating and cooking:</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="text-align: right;"><u>cooking</u></td> <td></td> <td style="text-align: right;"><u>heating</u></td> </tr> <tr> <td style="text-align: right;">gas:</td> <td style="text-align: right;">3</td> <td style="text-align: right;">wood: 3</td> </tr> <tr> <td style="text-align: right;">kerosene: 1</td> <td></td> <td style="text-align: right;">coal: 3</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">oil: 1</td> </tr> </table> | <u>cooking</u> | | <u>heating</u> | gas: | 3 | wood: 3 | kerosene: 1 | | coal: 3 | | | oil: 1 |
|---|---------|----------------|---|---------|-------|-------|---|---|---------|--|---|---|---|---|---------|---|---|---|---|---------|---|---|--|--|---|---|---|---|--|---|--|----------------|--|----------------|------|---|---------|-------------|--|---------|--|--|--------|
| Bedroom | | | | | Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 2 | 3 | 4 | or more | 1 | 2 | 3 | 4 | or more | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 2 | | | 1 | 1 | 2 | 1 | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>cooking</u> | | <u>heating</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| gas: | 3 | wood: 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| kerosene: 1 | | coal: 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | oil: 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
- (12) Sex-Age Breakdown

		Years				
		Under				
		5	5-14	15-24	25-34	35-44
Female		4	3	3	2	1
Male		1	5	2	1	1
		45-54	55-64	65 & over	TOTAL	
Female		2		1	16	
Male					10	
						26

